

Hearing Officer Transmittal Checklist

Hearing Date
01/05/2016
Agenda Item No.

9

Project Number: R2013-02962-(5)
Case(s): Conditional Use Permit No. 201300155
Environmental Assessment Case No. 201300256
Planner: Carl Nadela

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement
- ☐ Environmental Documentation (ND)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
R2013-02962-(5) 01/05/2016

REQUESTED ENTITLEMENTS
RCUP 201300155
RENV 201300256

PROJECT SUMMARY

OWNER / APPLICANT

Verizon Wireless

MAP/EXHIBIT DATE

07/11/2013

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit for a new Wireless Telecommunication Facility disguised as a eucalyptus tree in the parking lot of an existing church.

LOCATION

2561 Fair Oaks Ave, Altadena

ACCESS

Fair Oaks Ave

ASSESSORS PARCEL NUMBER(S)

5835-011-025

SITE AREA

0.6 ac

GENERAL PLAN / LOCAL PLAN

ALTADENA COMMUNITY PLAN

ZONED DISTRICT

ALTADENA

LAND USE DESIGNATION

GC (GENERAL COMMERCIAL)

ZONE

C-3 (GENERAL COMMERCIAL)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

ALTADENA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption-New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Altadena Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof)
 - 22.28.210 (C-3 Development Standards)
 - 22.44.127 (Altadena Community Standards District)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

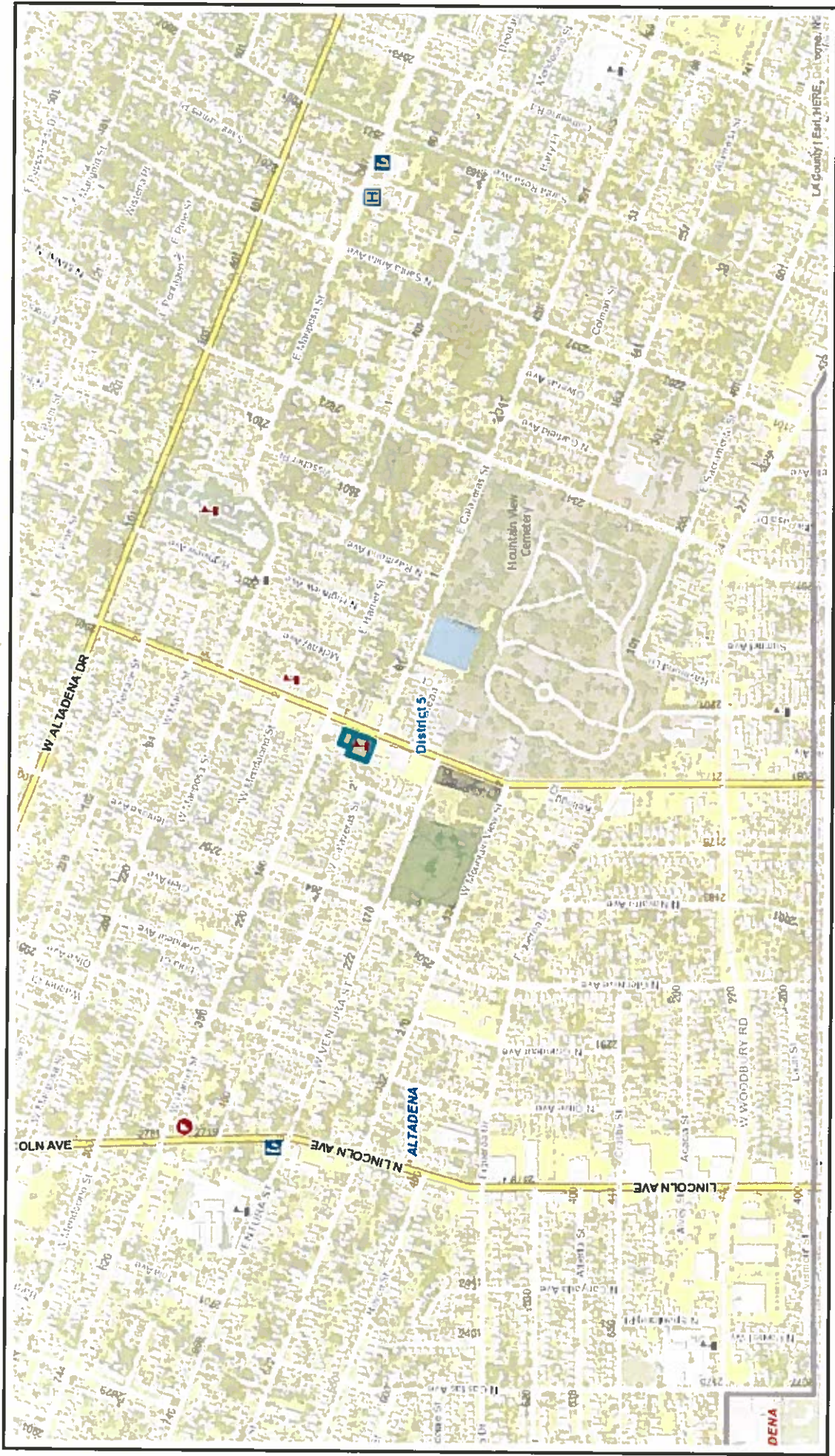
Carl Nadela

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(213) 974-6435

E-MAIL ADDRESS:

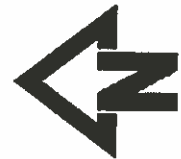
cnadela@planning.lacounty.gov



R2013-02962

Property Location Map

Printed: Sep 28, 2015



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ENTITLEMENTS REQUESTED

- The applicant is requesting a Conditional Use Permit for a new Wireless Telecommunication Facility (WTF) disguised as a eucalyptus tree in the parking lot of an existing church.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit for a new WTF consisting of: a new 58' mono-eucalyptus tree with sixteen panel antennas, 8 RRUs, 8 TMAs and a 4' microwave dish, as well as ground mounted equipment consisting of five equipment cabinets and a new emergency back-up generator enclosed by a block wall enclosure.

The proposed WTF is located in the parking lot of an existing church located at the southern portion of the property.

EXISTING ZONING

The subject property is zoned C-3 (General Commercial).

Surrounding properties are zoned as follows:

North: C-3, R-2 (Two-Family Residence), R-1-7500 (Single Family Residence with a Minimum Lot Area of 7,500 square feet)

South: C-3, R-2, R-1-7500

East: C-3, R-2, R-1-7500

West: R-1-7500

EXISTING LAND USES

The subject property is developed with a church and its appurtenant parking spaces.

Surrounding properties are developed as follows:

North: Office buildings, commercial uses, two-family residence, single family residences

South: Commercial uses, single-family residences

East: Office buildings, commercial uses, single-family residences

West: Single-family residences

PREVIOUS CASES/ZONING HISTORY

Ordinance 5541 was adopted on May 9, 1950, which established the C-2 (Neighborhood Business) zone on the subject property.

Ordinance 6783 was adopted on October 4, 1955, changing the zone of the subject property to C-3.

Building Permit records indicate that the structure was formerly used as a Post Office in the 1960's. There is no record in Regional Planning indicating the establishment of the currently existing church at the site. However, the board of trustees of the church indicated that they had moved into the site in the 1980's. A Plot Plan is being filed for the church and the associated parking area. This will be reviewed separately from this CUP.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion or Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Class 3 Exemption allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion or existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This project is for the installation of a new WTF disguised as a eucalyptus tree with associated equipment and a back-up generator. The antennas and equipment to be installed are small and limited in number. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is designated as GC (General Commercial) by the Altadena Community Plan ("Community Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This designation is intended to permit a broad range of commercial services, including the traditional concepts of "community", "neighborhood", and "highway-oriented" commercial. The existing church, as well as the proposed WTF, is consistent with this purpose.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 54: Promote the full use of existing service systems in order to gain maximum benefit from previous investment.*

The proposed WTF has direct access to existing transportation infrastructure and public utilities to service the facility, and will not require the addition of any new public utilities or infrastructure.

- *Policy 57: Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services.*
- *Policy 58: Maintain high quality emergency response services.*

The proposed WTF will provide wireless phone service to the neighborhood and to the nearby roadways, which is often used to make emergency calls. The project will ensure that such service will continue to be available to the residents, workers and commuters in the area.

The following goals and policies of the Community Plan are applicable to the proposed project:

- *Issue 1, Policy 1: Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.*

- *Issue 1, Policy 2: Provide for new development which is compatible with and complements existing uses.*

The proposed wireless will be located in the parking lot of an existing church and will be disguised as a eucalyptus tree. As such, it will complement the existing uses in the area and will not substantially alter the general character of the neighborhood.

- *Issue 3, Policy 3: Attract new commercial uses to the Altadena community which are necessary to support the needs of the residents and are not unavailable.*

One of the requirements that commercial businesses look for in deciding where to locate is the availability of a comprehensive and reliable wireless telecommunication network in the area. This project helps provide that service and thus will make the area more attractive to commercial business establishments in the future.

Zoning Ordinance and Development Standards Compliance

Wireless telecommunications facilities are not a recognized use in the Zoning Code. However, the use that is most closely related to a wireless telecommunication facility in the Zoning Code is a radio or television tower. Pursuant to Section 22.28.210 of the Zoning Code, radio and television towers are permitted in the C-3 Zone provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit. The approval of this application will satisfy this requirement.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 stipulates that parking shall be provided in an amount which the director find adequate to prevent traffic congestion and excessive on-street parking. The proposed WTF is unmanned and will only require periodic maintenance visits. There are ample parking spaces available in the parking lot of the existing church to accommodate the necessary routine maintenance vehicles for this facility.

The proposed WTF also does not result in any outdoor display or storage and does not remove any existing parking spaces or landscaping. Also, the C-3 zone does not have any height restrictions that the WTF has to conform to. Thus, the proposed WTF will be in compliance with the development standards of the C-3 Zone.

Site Visits

A site visit was conducted by staff on October 8, 2015. The site was clean and well maintained but the parking spaces did not seem to have been drawn in compliance with the zoning code. It was also later discovered that there was no record in Regional Planning of the establishment of the church at the site. Thus, the church was advised by staff to file for a Plot Plan, which they are currently in the process of doing. This application will be reviewed separately from this CUP.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2100 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The subject property consists of an existing church with accessory parking lots. Surrounding land uses consist of various commercial uses along Fair Oaks Avenue and predominantly single family residences beyond that. The proposed eucalyptus tree design of the facility and the screening of the equipment area make the project consistent and compatible with the surrounding community.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Department of Public Health, Environmental Health Division (DPH) was asked to review the project, particularly with regards to the potential impacts of the back-up generator. A letter from DPH dated June 9, 2015 indicates that they have reviewed the project and recommends approval of the CUP.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting and DRP website posting.

Prior to the hearing, the applicant has also conducted and/or attended a number of community meetings and has redesigned the project to address the concerns raised by the community as well as by staff.

The application was first filed on October 15, 2013. At the request of staff, the applicant consulted with various agencies including the Los Angeles County Departments of Public Health and Public Works. Upon getting feedback from these agencies, the applicant then held a neighborhood meeting with the residents within a 1000-foot radius of the property. The applicant then presented the project, as well as subsequent revised designs, to the Land Use Committee of the Altadena Town Council on October 6 and November 3, 2015. On December 1, 2015, the Land Use Committee voted to recommend approval of the project to the Altadena Town Council.

PUBLIC COMMENTS

Staff received three emails from the community opposing this project, as well as another proposed mono-palm by Verizon located at 2949 Lincoln Avenue. Staff also received two petitions opposing both projects. The first petition contained 27 signatures from the residents of the area and the second petition contained the signatures from the first petition as well as 30 signatures from parents of children attending the Pasadena Waldorf School. Both petitions indicate their opposition to new cell phone towers in the neighborhood of Altadena as well as near their children's schools in Altadena or Pasadena. The cover email of the petition also raised the issue of over concentration of cell phone towers in the area which was the historically lower income side of Altadena.

Aside from these, staff also received two emails in opposition specifically to this project. Issues raised were the proliferation of wireless towers in the area, as well as a socioeconomic bias of the current zoning of the area as it allows wireless towers in the lower income west side of Altadena and not in the more affluent east side. Suggestions made were for the applicant to co-locate at an existing facility or relocate to a different area where there are no two existing towers.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2013-02962-(5), Conditional Use Permit Number 201300256, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300155 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Carl Nadela, AICP, Zoning Permits East Section
Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits East

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM: CN
12/9/2015

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02962-(5)
CONDITIONAL USE PERMIT NO. 201300155**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500155 ("CUP") on January 5, 2016.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize a new Wireless Telecommunication Facility (WTF) disguised as a eucalyptus tree in the parking lot of an existing church ("Project") on a property located at 2561 Fair Oaks Avenue in the unincorporated community of Altadena ("Project Site") in the C-3 Zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The Project Site is 0.6 acres in size and consists of two legal lots. The Project Site is rectangular in shape with flat topography and is developed with a church and an associated parking lot.
4. The Project Site is located in the Altadena Zoned District and is currently zoned as C-3 (General Commercial).
5. The Project Site is located within the GC (General Commercial) land use category of the Altadena Community Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3, R-2 (Two-Family Residence), R-1-7500 (Single Family Residence with a Minimum Lot Area of 7,500 square feet)
 - South: C-3, R-2, R-1-7500
 - East: C-3, R-2, R-1-7500
 - West: R-1-7500
7. Surrounding land uses within a 500-foot radius include:
 - North: Office buildings, commercial uses, two-family residence, single family residences
 - South: Commercial uses, single-family residences
 - East: Office buildings, commercial uses, single-family residences
 - West: Single-family residences
8. Ordinance 5541 was adopted on May 9, 1950, which established the C-2 (Neighborhood Business) zone on the subject property.

Ordinance 6783 was adopted on October 4, 1955, changing the zone of the subject property to C-3.

Building Permit records indicate that the structure was formerly used as a Post Office in the 1960's. There is no record in Regional Planning indicating the establishment of the currently existing church at the site. However, the board of trustees of the church indicated that they had moved into the site in the 1980's.

9. The site plan for the Project depicts the subject property with access from Fair Oaks Avenue. It shows the existing church building and associated parking lot. It also shows the location of the WTF, including the mono-eucalyptus tree and the equipment cabinets and back-up generator.
10. The Project Site is accessible via Fair Oaks Ave to the east.
11. The site plan indicates the parking areas for the church. These provide ample parking spaces to serve the parking needs for the regular maintenance activities needed for the WTF located at the site.
12. Two other alternative sites were considered for the project, including a mono-palm at the Baja Ranch Market at 2515 Fair Oaks Ave and a mono-pine at the cemetery at 2300 Fair Oaks Avenue. This project site was deemed most feasible since it was in the center of the RF selected Search Area; the property owner was amenable to the project; the surrounding properties have extensive tree cover that make a faux-tree design feasible, and the other two sites were not technically feasible.
13. Wireless phone coverage maps indicate that this facility is necessary to ensure that there are no gaps in wireless phone coverage in the area.
14. A Radio Frequency Exposure FCC Compliance Assessment by Hammett and Edison, Inc., Consulting Engineers, has been prepared and submitted for the site indicating that the facility is in compliance with FCC limits and guidelines on RF emissions.
15. The Los Angeles County Department of Public Health, Environmental Health Division (DPH) was asked to review the project, particularly with regards to the potential impacts of the back-up generator. A letter from DPH dated June 9, 2015 indicates that they have reviewed the project and recommends approval of the CUP.
16. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the faux-tree, antennas and equipment proposed to be installed by the Project are small and limited in scale and impacts.
17. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

18. Prior to the hearing, the applicant has also conducted and/or attended a number of community meetings and has redesigned the project to address the concerns raised by the community as well as by staff.

The application was first filed on October 15, 2013. At the request of staff, the applicant consulted with various agencies including the Los Angeles County Departments of Public Health and Public Works. Upon getting feedback from these agencies, the applicant then held a neighborhood meeting with the residents within 1000-foot radius of the property. The applicant then presented the project, as well as subsequent revised designs, to the Land Use Committee of the Altadena Town Council on October 6 and November 3, 2015. On December 1, 2015, the Land Use Committee voted to recommend approval of the project to the Altadena Town Council.

19. Staff received three emails from the community opposing this project, as well as another proposed mono-palm by Verizon located at 2949 Lincoln Avenue. Staff also received two petitions opposing both projects. The first petition contained 27 signatures from the residents of the area and the second petition contained the signatures from the first petition as well as 30 signatures from parents of children attending the Pasadena Waldorf School. Both petitions indicate their opposition to new cell phone towers in the neighborhood of Altadena as well as near their children's schools in Altadena or Pasadena. The cover email of the petition also raised the issue of over concentration of cell phone towers in the area which was the historically lower income side of Altadena.

Aside from these, staff also received two emails in opposition specifically to this project. Issues raised were the proliferation of wireless towers in the area, as well as a socioeconomic bias of the current zoning of the area as it allows wireless towers in the lower income west side of Altadena and not in the more affluent east side. Suggestions made were for the applicant to co-locate at an existing facility or relocate to a different area where there are no two existing towers.

20. *To be inserted after the public hearing to reflect hearing proceedings.*

21. The Hearing Officer finds that the WTF and accessory equipment, are consistent with the GC (General Commercial) land use category of the Altadena Community Plan.

This designation is intended to ensure that development on the subject property is consistent with the Altadena Community Plan. The proposed WTF supports several of the policies of this Plan and is therefore consistent with the underlying land use designation of the Community Plan.

22. The Hearing Officer finds that the WTF and accessory equipment are consistent with the C-3 Zone pursuant to section 22.28.210 (C-3 Development Standards) of the County Code.

23. The Hearing Officer finds that the proposed project meets the Conditional Use Permit Burden of Proof requirements pursuant to section 22.56.040 of the County Code.

24. The Hearing Officer finds that the requested use at this location will not adversely affect the health, peace, comfort or welfare of persons residing, working or commuting in the area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the health, safety or general welfare of the public.

The WTF provides necessary wireless telecommunication service to the area that helps promote the safety, security and general welfare of the residents, workers and commuters in the area. Furthermore, being designed as a faux-eucalyptus tree and located in the middle of an existing parking lot, the WTF is of adequate distance and camouflaging from public areas.

25. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project site is approximately 0.6 acres with a fairly large parking lot which easily accommodates the proposed WTF. The WTF is located in the middle of the parking lot and is adequately disguised and set back from public areas.

26. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The proposed site is adequately served by public utilities as required by the proposed use.

The existing church, as well as the WTF, are directly adjacent to Fair Oaks Avenue, a major roadway, and have access to energy and other public utilities.

27. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.

28. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Altadena Library at 600 E. Mariposa St., Altadena, CA 91001. On November 12, 2015, a total of 337 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 4 notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

29. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and the Altadena Community Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves Conditional Use Permit No. 201300155, subject to the attached conditions.

ACTION DATE: January 5, 2016

MM:CN

12/9/2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02962-(5)
CONDITIONAL USE PERMIT NO. 201300155**

PROJECT DESCRIPTION

The project is an authorization for a new Wireless Telecommunication Facility (WTF) disguised as a eucalyptus tree in the parking lot of an existing church subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on January 5, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be

placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **March 5, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WTF)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. Pole mounted lighting is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

25. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
26. Placement and height of all antenna and equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The maximum height of the facility shall not exceed 58 feet, as shown on the Exhibit A.
29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
30. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
31. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice.
32. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
33. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
34. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed new WTF is a passive use, it will not impact the surrounding community. This site is being proposed to enhance the coverage of the existing verizon network as well as off-load the capacity from the surrounding sites. this site will be a benenfit to the community. it will not adversely affect, be detrimental or jeopardize the wellbeing of the surrounding community.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Wireless Facilities are typically not confined to the the specific question above. This site is designed to meet the specific criteria of the code. this site has been designed to be a stealth application (monoeduc) while placing all of the corresponding radio equipment at the base of the structure. this site is placed in a back area of the property, that is now used as parking and the site is designed to be out of the way of the property owner and his primary use of the property and shielded from the surrounding community.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

as this site is unmanned and will only required minimal visits to the site (1-2 visits per month). this site will not create any additional traffic burden to the community. the site is adequately served by the existing traffic thoroughfares.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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Michael D. Antonovich
Fifth District

June 9, 2015

TO: Jeantine Nazar
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA *M.T.*
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2013-02962
Verizon Wireless – Jane's Village
Hillside Tabernacle Church
2561 N. Fair Oaks Avenue, Altadena

☒ Public Health recommends approval of this CUP.
☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP request for the above referenced project. The CUP is for a wireless telecommunications facility project with a generator adjacent to residential units.

The Department recommends approval of the CUP.

Toxics-Epidemiology Program

Staff from Toxics Epidemiology Program reviewed the documents and plans provided by the applicant of the subject project.

- The mitigations recommended by the consultant shall be included as conditions of the permit.
- The applicant shall adhere to the requirements contained in Title 12 section 12.08 of the Noise Control Ordinance.
- The noise study report does not include construction noise but it is understood that the applicant shall abide by construction noise standards contained in Title 12.

If you have questions regarding the above section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.

Carl Nadela

From: Robert Glaser
Sent: Wednesday, November 04, 2015 8:09 AM
To: 'Taylor Jacobson'; diane.marcussen@altadenatowncouncil.org; gloria.sanyika@altadenatowncouncil.org
Cc: Gretchen Siemers; Carl Nadela
Subject: RE: proposed cell phone towers

Hi Taylor Jacobson,

Thank you for your expressed concern about the proposed cell towers at 2949 Lincoln Ave and 2561 Fair Oaks. This email will be presented to the Hearing Officer as opposition to the projects. Gretchen and Carl, please ensure that this email is a part of the hearing packages.

Thanks,

Robert

Robert Glaser
Supervising Regional Planner
Los Angeles County
Department of Regional Planning
Zoning Permits North Section
(213) 974-6443

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From: Taylor Jacobson [<mailto:taylor.jacobson@gmail.com>]
Sent: Tuesday, November 03, 2015 8:23 PM
To: diane.marcussen@altadenatowncouncil.org; gloria.sanyika@altadenatowncouncil.org; Robert Glaser
Subject: proposed cell phone towers

Hello,
I am opposed to the proposed cell phone towers at 2949 Lincoln Ave and 2561 Fair Oaks Ave.
Thank you
Taylor Jacobson

Homeowner - Mariposa St, Altadena

--

Taylor Jacobson Interior Design
www.taylorjacobsondesign.com

Carl Nadela

From: Robert Glaser
Sent: Monday, October 19, 2015 2:11 PM
To: 'Lana Johnson'
Cc: Gretchen Siemers; Carl Nadela
Subject: RE: Cell Towers in Altadena

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Lana Johnson,

We will consider this email as opposition to both projects that you are concerned about. Please check our website at <http://planning.lacounty.gov/case> two weeks before the hearings. Please type in the appropriate case number into the "Search Case Archive" box to find more information on the case. The first case will be heard on November 17, 2015 (R2015-02353)(RCUP201500095). Any questions on this case, please contact the case planner Gretchen Siemers at 213 974-6443. She has been copied on this email. The second case will be heard on December 1, 2015 (RCUP2013-00155). Any questions on this case, please contact the case planner Carl Nadela. He has been copied on this email.

Thanks,

Robert Glaser
Supervising Regional Planner
Los Angeles County
Department of Regional Planning
Zoning Permits North Section
(213) 974-6443

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From: Lana Johnson [mailto:lane_mj@yahoo.com]
Sent: Monday, October 19, 2015 12:51 PM
To: Robert Glaser
Subject: Cell Towers in Altadena

Dear Mr. Glasser,

I am contacting you about two cell tower proposals in Altadena at the following addresses:

2561 Fair Oaks Avenue
2449 Lincoln Avenue Project R2015-02353-(5), Conditional Use Permit 2015000095.

I'm opposed to any additional cell towers or other wireless communication devices being put up in these areas. I live .13 miles from the proposed tower on Fair Oaks and .97 miles from the one on Lincoln. Cell towers can have adverse affects on property values and may have health risks, especially for children. There are several schools in close proximity to these areas: Fair Oaks Academy, Odyssey, Jackson Elem., Altadena Elem., Pasadena Waldorf (elem & high school campuses).

I would like any other relevant information on these proposals and how to communicate this opposition within the community.

With appreciation for your time,

Lana Johnson
Homeowner
59 La Veneizia Court
Altadena CA, 91001

Carl Nadela

From: Robert Glaser
Sent: Wednesday, November 04, 2015 8:10 AM
To: 'Sirpa Kaajakari'
Cc: Gretchen Siemers; Carl Nadela
Subject: RE: Cell tower

Hi Sirpa Kaajakari,

Thank you for your expressed concern about the proposed cell towers at 2949 Lincoln Ave and 2561 Fair Oaks. This email will be presented to the Hearing Officer as opposition to the projects. Gretchen and Carl, please ensure that this email is a part of the hearing packages.

Thanks,

Robert

From: Sirpa Kaajakari [<mailto:sirpa.kaajakari@gmail.com>]
Sent: Tuesday, November 03, 2015 5:54 PM
To: Robert Glaser
Subject: Cell tower

Hello,

I am opposed to the proposed cell phone towers at 2949 Lincoln Ave and 2561 Fair Oaks Ave.

Kind regards,

Sirpa Kaajakari

3535 N Fair Oaks Ave

Altadena, CA91001

Carl Nadela

From: Gloria Sanyika [g.san@sbcglobal.net]
Sent: Tuesday, November 10, 2015 2:17 PM
To: Carl Nadela
Cc: dean.cooper; Justin Robertson; Patricia Sutherlen; ATC 4613 Diane Marcussen
Subject: COMMUNITY PETITION regarding CELL Towers
Attachments: No to Cell Tower.jpeg; No to Cell Tower #2.jpeg

Good Afternoon Mr. Nadela,

Attached please find copies of a petition that was circulated opposing the Cell Tower Projects. Please consider community response at your next Regional Planning meeting. Thank you

Sincerely,

Gloria Sanyika, H.Ec.
Council Member - CT 4603.02
Altadena Town Council

10/2 - 11/3/12


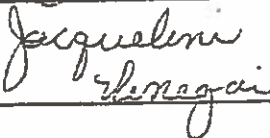

We are opposed to new cell phone towers in our neighborhood in Altadena.

We are opposed to new cell phone towers near our children's schools in Altadena or Pasadena.

	Name	Address	Signature	Email	Phone #
1.	Andres Lopez	486 W. Mariposa	[Signature]		
2.	Arden Thomas	279 W. Mariposa	[Signature]		
3.	Justin Lieb	382 W Mariposa	[Signature]	justinlieb@gmail.com	
4.	Lee Snodgrass	506 W. Mariposa	[Signature]	teachingrescue@yahoo.com	
5.	John Knuth	471 W. Mariposa	[Signature]	johnknuth@gmail.com	323. 842-875
6.	Thomas Ambruster	505 W Mariposa	[Signature]	Tomseats@aatt.net	226 798-1854
7.	Michelle Velazquez	151 Purple Sage Ln.	[Signature]	Michelle Velazquez: numberoneuniversity@gmail.com	626-794-1235
8.	Nyshawn Jenkins	515 W. Mariposa St	[Signature]	nyshawnjenkins@gmail.com	
9.	Sirpa Kaajakari	3535 N. Fair Oaks	[Signature]	sirpa@kaajakari.net	626 4862
10.	Lynnette Miller	470 W. Mariposa	[Signature]	Lynnette Miller@gmail.com	
11.	Jane Ward	446 W. Mariposa	[Signature]	jane.ward@ucr.edu	855-637-7971
12.	Autumn Cunningham	453 W. Mariposa St	[Signature]	autumnal@stglobal.net	626-345-0140
13.	MAYLORE JACOBSON	471 W. MARIPOSA	[Signature]	maylo.jacobson@gmail.com	415 609 2048
14.	Ann Osterburg	98 W Mariposa St.	[Signature]		415 717. 8930
15.	Shella Jakobson	696-644-4472	[Signature]	jakobson@iemim.org	
16.	MATT WEELE	481 W. MARIPOSA 626-794-6415	[Signature]	crscoolover@yahoo.com	626-794-6415
17.	Bianca Knetzy	481 W Mariposa St Altadena 91004	[Signature]	Bianca Knetzy@gmail.com	626 354-8652
18.	BRIAN LEIT	463 Mariposa St 91001	[Signature]	marina.leit@gmail.com	
19.	EOLYN TACMINO-TOENAZU	1075 ALTAPINE DR Altadena 91001	[Signature]	ecolyn@gmail.com	
20.	TRISTAN TACMINO-TOENAZU	1075 Altapine Drive Altadena 91001	[Signature]		

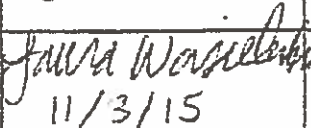
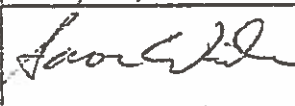
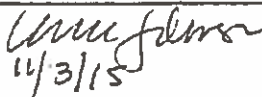
Community Petition regarding Cell Towers

We are opposed to new cell phone towers in our neighborhood in Altadena. We are opposed to new cell phone towers near our children's schools in Altadena or Pasadena.

Name	Address	Signature/Date	Email	Phone #
21. Kristin Petherbridge	2715 Scripps Pl.	 10/31/2015		61201-7325
22. Jacqueline Vinegar	2765 N. Scripps			
23. TERRY HARRIS	2710 N. Scripps			

Community Petition regarding Cell Towers

We are opposed to new cell phone towers in our neighborhood in Altadena. We are opposed to new cell phone towers near our children's schools in Altadena or Pasadena.

Name	Address	Signature/Date	Email	Phone #
24. Laura Wasielewski	497 W. Mariposa	 11/3/15	laura.waz@gmail.com	626-215-2843
25. Aaron Wasielewski	497 W. Mariposa St		aaron1981@gmail.com	626-429-4220
26. Lana Johnson	59 Lavenexia Ct Altadena CA 91101	 11/3/15	lana-mj@yahoo.com	562-260-7883
27. ERIC BADROS			ebadros@gmail.com	

Carl Nadela

From: Laura Wasielewski [laura.waz@gmail.com]
Sent: Monday, November 16, 2015 4:41 PM
To: Carl Nadela
Subject: Cell Tower Petition
Attachments: Cell Tower Petition.pdf; ATT00001.txt

Categories: Important

Mr. Nadela,

I regret I am unable to attend the hearing tomorrow for Project R2015-02353-(5), the proposed Verizon cell phone tower at 2949 Lincoln Ave. Attached you will find five pages of signatures of local residents and parents of children at local schools who are opposed to the proposed Verizon cell phone towers (both 2949 Lincoln Ave & 2561 Fair Oaks Ave).

There are various motivations for the opposition of these towers, everything from the potential negative impact on property values to health concerns from being so near to a cell tower.

I live right across the street from the proposed 2949 Lincoln Ave cell tower and I can say with certainty that my neighbors all feel that a single family residence (which is what the property is zoned for) would be much better for our neighborhood than ANOTHER cell tower. We are on the historically lower income side of Altadena and we already have far more than our fair share of the cell towers in Altadena. Most of my neighbors are NOT Verizon customers. When I informed them of the proposed tower one answer I got again and again was, "I don't have Verizon. I hear they have the best coverage in the area, but they're too expensive. I can't afford it." My neighbors and I are expected to take all of the negatives of living next to a cell tower, but we won't even benefit from its presence.

Please present this information at the hearing tomorrow.

Thank you,
Laura Wasielewski
497 W Mariposa St
Altadena, CA 91001

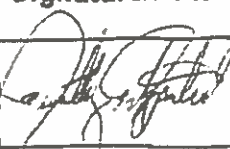




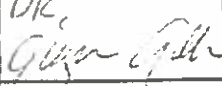





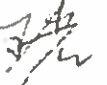



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Sent with Genius Scan for iOS.
<http://bit.ly/download-genius-scan>

This page represents parents from Pasadena Waldorf School

Community Petition regarding Cell Towers

We are opposed to new cell phone towers in our neighborhood in Altadena. We are opposed to new cell phone towers near our children's schools in Altadena or Pasadena.

	Name	Address	Signature/Date	Email	Phone #
1.	Timothy Fitzpatrick	2143 Ocean St. L.A., CA 90059	 11/12/15	T2.contact@ randrui.net.com	323 919 0003
2.	Nelle Carter	2027 Gienven Ter Altadena	 11/12/15	youfe@charmail com	626 390 8233
3.	Karin Ha	274 W. HARRIS ST ALTADENA CA 91001	 11/12/15	ppaputiger@ insure.com	(626) 757-4770
4.	Cherry Lee	772 New York Dr Altadena, CA 91001	 11/12/15	cherry@plastene.com	626-357-8955
5.	Katherine Wang	1723 Sargent Pl LA CA 90026	 11/12/15	kuk.wang@ pacbell.net	213 276 0775
6.	Ginger Gelber	53 EAST ALTADENA DR. ALTADENA 91001	 11/12/15	gingergelber@ gmail.com	626-797-0897 wic
7.	Jeffrey Lin	5292 Cily Vista LA 90041	 11/12/15		310 992 1281
8.	Andreas Dist	1341 Waterloo St L.A 90026	 11/2/15	a.dist@sense-net.net	323 244 8706
9.	Krista Bell	733 E. Altadena N. 105 St. CA	 11/15/15	rethuan@ yaho.com	626 264 3185
10.	Steph Garcia	1943 1/2 N. Vermont	 11/15/15	louesteph@ gmail	310) 714 9583
11.	Deirdre Weinstein	494 Penahou St Altadena 91001	 11/16/15	frw69@juno. com	626 390 2106
12.	Radhika Wang	762 W. Naomi Ave #D Arcadia	 11/16/15	1535776234@ fb.com	626 726 1606
13.	Heidi Robbins	901 Geneva Str Glendale, CA	 11/16/15	heidiros4@ me.com	213 509 7911
14.	Charise Ivy	29 W. Benita Ave. Sierra Madre CA 91024	 11/16/15	ivyse@mac.com	626 808-5352
15.	Kirstin Davis	1742 Vista La S Rd Altadena 91001	 11/16/15	Kirstinlombardi davis@gmail.com	310 729 2518

Th. Jay

Community Petition regarding Cell Towers

We are opposed to new cell phone towers in our neighborhood in Altadena We are opposed to new cell phone towers near our children's schools in Altadena or Pasadena

	Name	Address	Signature/Date	Email	Phone #
16.	Holly Brody	1110 N. Wilson	Holly Brody 11/12/15	hollbrody@gmail.com	323 4143 9160
17.	Leslie Stevens	2769 Highland	Leslie Stevens 11/12/15	Leslie Stevens gmail.com	323 1126 725 9978
18.	Leanne Southall	1633 Pasadena Gen Rd.	Leanne Southall 11/12/15	leannesouthall@hotmail.com	626 625 1175
19.	Michelle Goode	4110 Palmer Dr. CA, CA 90065	Michelle Goode 11/12/15	migglee.futrell.net	213 3412 3437
20.	Gabriela Tollman	1863 Echo Park Avenue, Los Angeles CA 90026	Gabriela Tollman 11/12/15	gabrielatollman@gmail.com	323 377 0342
21.	Lois Williamson	3275 Rida St. Pasadena CA 91107	Lois Williamson 11/12/15	loiswilliamson@sbcglobal.net	310 200 2147
22.	Noreen Cruz	3576 Grayburn Rd Pasadena 91107	Noreen Cruz 11/12/15	noreen-cruz@yahoo.com	626 844 6671
23.	Thomas Haver	1411 N. Edmond St Los Angeles 90027	Thomas Haver 11/12/15	thomashaver@bellsouth.com	323 753 4928
24.	Shelly Wilner	4203 Colfax Ave. West E Studios City 91604	Shelly Wilner 11/12/15	shellywilner@gmail.com	818-621- 8270
25.	Amy Chu	7007 LA Presa Dr LA CA 90068	Amy Chu 11/12/15	amyschu@gmail.com	310 383 2526
26.	Tammy Kennedy	2040 Cerrito Road LA CA 90039	Tammy Kennedy 11/12/15	tammykennedy34@gmail.com	323-791- 9491
27.	Sarvey Takmasch	1445 N. Niagara St Burbank, CA 91505	Sarvey Takmasch 11/12/15	tahsare@aol.com	310-569-4265
28.	Cassiel Hamilton	278 W. Poppykids Altadena, CA 91001	Cassiel Hamilton 11/12/15	1224 walt howls@gmail.com	213 309 1977
29.	Rosaria Cabrera	463 E. Grandview Ave Sierra Madre CA 91764	Rosaria Cabrera 11/12/15	rosariacabrera@gmail.com	619-518 1697
30.	Anthony Franco	812106510608 MONTEVIA	Anthony Franco 11-12-15	ANFRANCO@POSTNET.COM	310 261-1226

10/25 - 11/15

We are opposed to new cell phone towers in our neighborhood in Altadena.
We are opposed to new cell phone towers near our children's schools in Altadena or Pasadena.

Name	Address	Signature	Email	Phone #
Andrea Lopez	4816 W. Mariposa	[Signature]		
Arden Thomas	279 W. Mariposa	[Signature]		
Justin Lieb	382 W Mariposa	[Signature]	justin.lieb@gmail.com	
Lee Snodgrass	506 W Mariposa	[Signature]	teaching.scot@scotny.com	
John Knuth	471 W. Mariposa	[Signature]	johnknuth@gmail.com	323 842-8752
Thomas Ambuster	505 W Mariposa	[Signature]	TomScots@att.net	626 798-1954
Michelle Velasquez	151 Purple Sage Ln. Mt. View	[Signature]	hspv2.numberone.mountain@gmail.com	626-794-1234
Nyshawn Jenkins	515 W Mariposa St	[Signature]	nyshawnjenkins@gmail.com	
Sirpa Kaajakari	3535 N. Fair Oaks	[Signature]	sirpa@kaajakari.net	626 486 2525
Lynnette Miller	470 W. Mariposa	[Signature]	LynnetteM@gmail.com	
Jane Ward	446 W. Mariposa	[Signature]	jane.w@ucr.edu	805-637-7991
Autumn Cunningham	453 W. Mariposa St	[Signature]	autumnal16@global.net	626-3445-0140
TAYLOR JACOBSON	471 W MARIPOSA	[Signature]	taylor.jacobson@gmail.com	415 609 2098
Ann Osterburg	98 W Mariposa St.	[Signature]		415 717. 8930
Aila Jakobson	626-644-4472	[Signature]	jakobsen@ieminc.org	
7/2/10	481 W. MARIPOSA	[Signature]	ciscolewer@yahoo.com	626 794-6415
626-794-6415	481 W Mariposa St	[Signature]	Taannabonana@aol.com	626 354-8682
Bianni Knetge	Altadena 91004	[Signature]	marinestate8@gmail.com	
BIRIAN LEIT	463 Mariposa St 91001	[Signature]	COLTINB@gmail.com	
COLTEN TAORMINO-TOGNARINI	1075 ALTAPINE DR Altadena 91001	[Signature]		
TRISTAN TAORMINO-TOGNARINI	1075 Alt PINE Drive Altadena 91001	[Signature]		

NAT KNEATE

Community Petition regarding Cell Towers

We are opposed to new cell phone towers in our neighborhood in Altadena. We are opposed to new cell phone towers near our children's schools in Altadena or Pasadena.

[illegible]

Community Petition regarding Cell Towers

We are opposed to new cell phone towers in our neighborhood in Altadena. We are opposed to new cell phone towers near our children's schools in Altadena or Pasadena.

[illegible]

Carl Nadela

From: Clay Clement [piercerclay@studiocitytattoo.com]
Sent: Wednesday, November 18, 2015 8:21 PM
To: Carl Nadela
Subject: I do not want the cell tower thank you.

Categories: Important

Hello Mr. Nadela. I am Kam's neighbor at 56 La Venezia and I am using his letter with slight modifications because he has nailed it in regards to the issue of the cell tower.

My name is Clay Clement. I live in Altadena about one block from the proposed cell phone tower (eucalyptus tree looking tower). I will not be able to attend the public hearing (on January 5th 2016) due to work..

Let me start by saying that I am a Verizon customer and I get perfect service at my residence. However, with the addition of this cell phone tower, we will have three towers within a one block radius. By adding this tower, Verizon is making our neighborhood less beautiful, much less desirable to live in and is lowering our property value.

As I mentioned, we have two towers close to our home. We have one tower (a pine tree with a noise and green glowing lights) in the cemetery directly behind our house. There is a second tower (palm tree) at the market on Fair Oaks and Ventura (about 1/2 block south of the proposed tower). The addition of this tower would make three. We are basically surrounded by cell phone towers. Would you want this in your neighborhood? I am sure not. Not only are there concerns of our health but there are also concerns of our resale value and general enjoyment of our community.

I would like to suggest, as I have at the town hall meetings:

1. Verizon work with and lease space on an existing tower.
2. Verizon explore setting up the tower in a different location (where there is not two existing towers).

I would also like to point out that it seems there is an socioeconomic biased occurring. The east side or more affluent side of Altadena (east of Lake) is not zoned for the cell tower. Why? Why is the west side (lower income side) the only area zoned for the tower? When at the town hall meeting the Verizon representative acknowledged this fact and it is very clear that the lower income community is being taken advantage of. I lived on the east side of Altadena for many years and know of many places the tower could be installed, such as the Altadena country club/golf course. A eucalyptus tree would look much more natural there then in a church parking lot.

I STRONGLY discourage this project from being approved. Please do not allow yet another cell phone company to pollute our home. Please feel free to contact me on my cell, 818-212-9948.

My address:
Clay Clement
56 La Venezia Ct.
Altadena, Ca 91001



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Carl Nadela

From: Kamaron Sardar [medickam@yahoo.com]
Sent: Wednesday, November 18, 2015 8:09 PM
To: Carl Nadela
Cc: Clay; Neighbor Sandra; Neighbor Joel
Subject: Project- R2013-02962-(5) Verizon Cell Tower

Categories: Important

Hello Mr. Nadela.

My name is Kamaron Sardar. I live in Altadena about one block from the proposed cell phone tower (eucalyptus tree looking tower). I will not be able to attend the public hearing (on January 5th 2016) due to work, however, this is a very important matter to me and I have attended our local town hall meetings.

Let me start by saying that I am a Verizon customer and I get perfect service at my residence. I have lived in Altadena for about 24 years. It is a very beautiful town! However, with the addition of this cell phone tower, we will have three towers within a one block radius. By adding this tower, Verizon is making our neighborhood less beautiful, much less desirable to live in and is lowering our property value.

As I mentioned, we have two towers close to our home. We have one tower (a pine tree with a noise and green glowing lights) in the cemetery directly behind our house. There is a second tower (palm tree) at the market on Fair Oaks and Ventura (about 1/2 block south of the proposed tower). The addition of this tower would make three. We are basically surrounded by cell phone towers. Would you want this in your neighborhood? I am sure not. Not only are there concerns of our health but there are also concerns of our resale value and general enjoyment of our community.

I would like to suggest, as I have at the town hall meetings:

1. Verizon work with and lease space on an existing tower.
2. Verizon explore setting up the tower in a different location (where there is not two existing towers).

I would also like to point out that it seems there is an socioeconomic biased occurring. The east side or more affluent side of Altadena (east of Lake) is not zoned for the cell tower. Why? Why is the west side (lower income side) the only area zoned for the tower? When at the town hall meeting the Verizon representative acknowledged this fact and it is very clear that the lower income community is being taken advantage of. I lived on the east side of Altadena for many years and know of many places the tower could be installed, such as the Altadena country club/golf course. A eucalyptus tree would look much more natural there then in a church parking lot.

I STRONGLY discourage this project from being approved. Please do not allow yet another cell phone company to pollute our home. Please feel free to contact me on my cell, 626-487-7100.

My address:
48 La Venezia Ct.
Altadena, Ca 91001

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Photographs for R2013-02962 / CUP No. 201300155

View of church from Fair Oaks Avenue



View of parking area on the north



View of church from the alley at the back



View of the alley at the back



AERIAL MAP



SPRINT: GOOGLE MAPS, 2013

EXISTING



PROPOSED



PHOTOS PROVIDED BY: NONANTUM

	<p>1750 E. OCEAN BOULEVARD, SUITE 906 LONG BEACH, CA 90802</p>	<p>verizonwireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618</p>	<p>JANE'S VILLAGE HILLSIDE 2561 N. FAIR OAKS ALTADENA, CA 91001</p>	<p>VIEW</p>	<p>A</p>	<p>SHEET</p>
<p>CONTACT: JUSTIN ROBINSON</p>	<p>1 / 6</p>					

AERIAL MAP



RIGHTS: GOOGLE MAPS, 2013

PROPOSED



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 <p>NONANTUM 15505 SAND CANYON AVENUE, IRVINE, CA 92618</p>	<p>verizonwireless</p> <p>15505 SAND CANYON AVENUE, IRVINE, CA 92618</p>	<p>JANE'S VILLAGE HILLSIDE 2561 N. FAIR OAKS ALTADENA, CA 91001</p>	<p>1750 E. OCEAN BOULEVARD, SUITE 906 LONG BEACH, CA 90802 CONTACT: JUSTIN ROBINSON</p>
VIEW	B	SHEET	2 / 6

AERIAL MAP

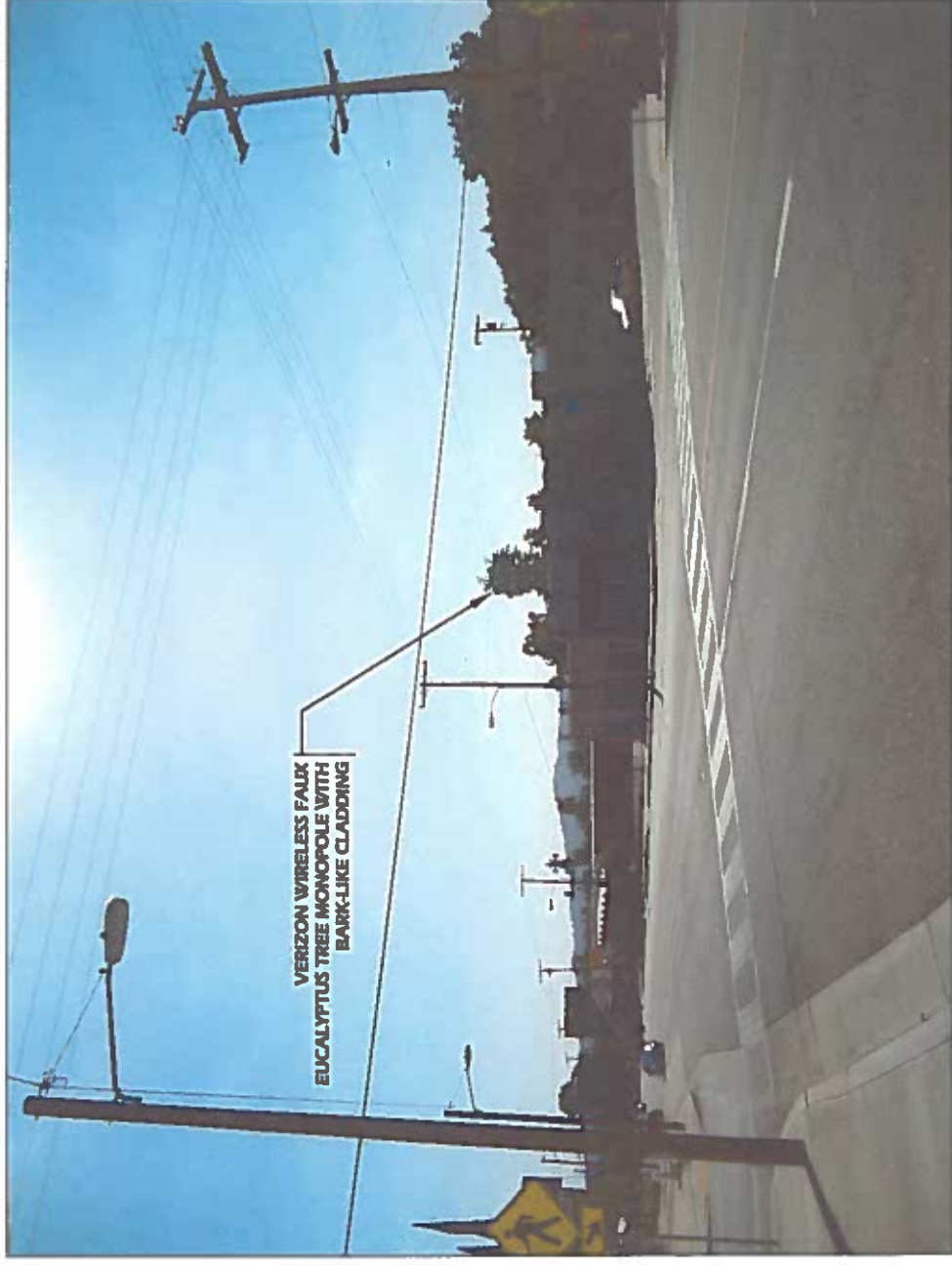


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1750 E. OCEAN BOULEVARD, SUITE 906
LONG BEACH, CA 90802

CONTACT: JUSTIN ROBINSON

verizonwireless
15505 SAND CANYON AVENUE, IRVINE, CA 92618

JANE'S VILLAGE
HILLSIDE
2561 N. FAIR OAKS
ALTADENA, CA 91001

VIEW	SHEET
C	3 / 6

AERIAL MAP

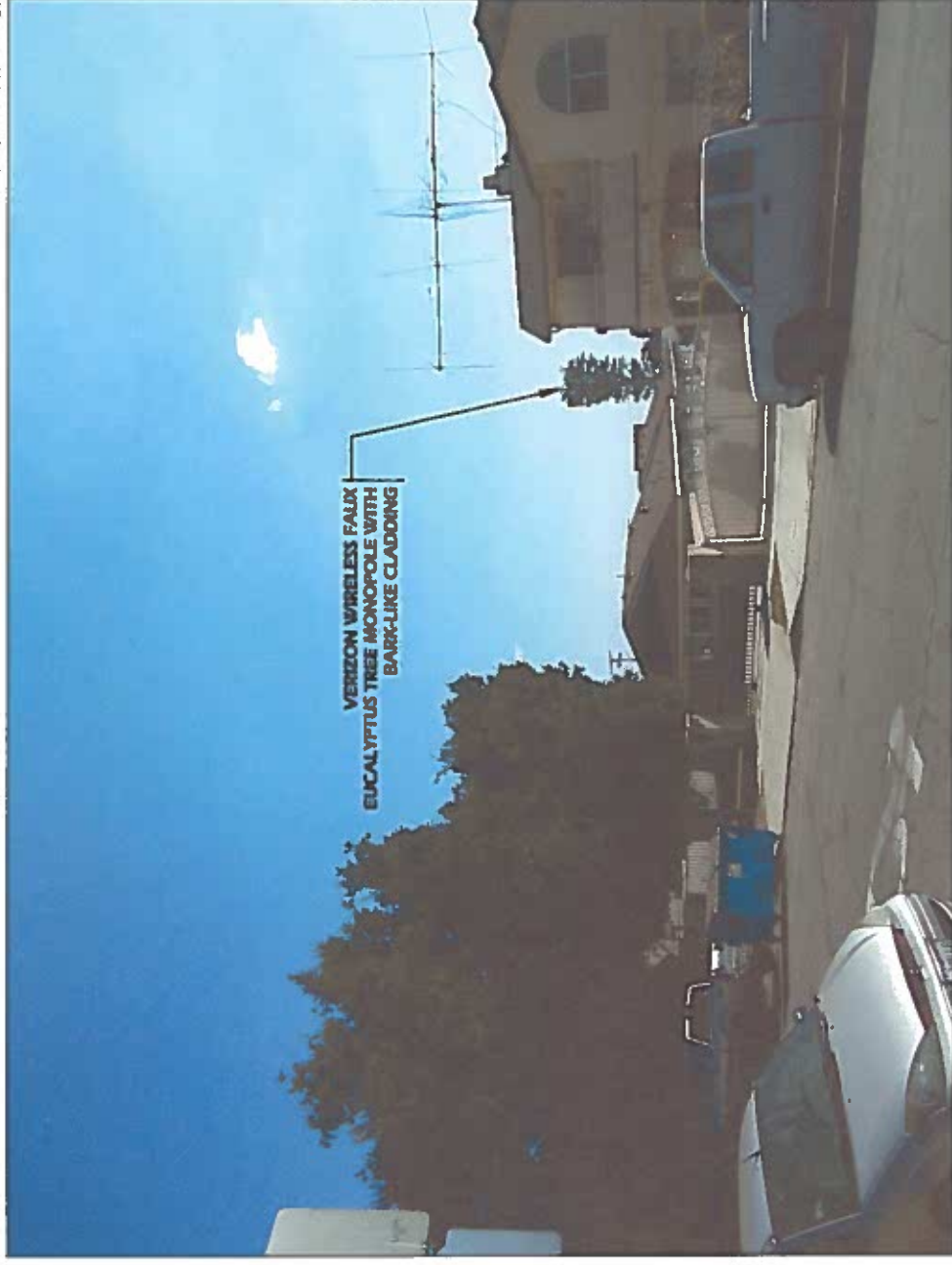


SPRINGFIELD, GOOGLE MAPS, 2013

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1750 E. OCEAN BOULEVARD, SUITE 906
LONG BEACH, CA 90802

CONTACT: JUSTIN ROBINSON

verizonwireless
15505 SAND CANYON AVENUE, IRVINE, CA 92618

JANE'S VILLAGE
HILLSIDE
2561 N. FAIR OAKS
ALTADENA, CA 91001

VIEW	SHEET
D	4 / 6

AERIAL MAP



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1750 E. OCEAN BOULEVARD, SUITE 906
LONG BEACH, CA 90802

CONTACT: JUSTIN ROBINSON

verizonwireless
15505 SAND CANYON AVENUE, IRVINE, CA 92618

JANE'S VILLAGE
HILLSIDE
2561 N. FAIR OAKS
ALTADENA, CA 91001

VIEW

E

SHEET

5 / 6

AERIAL MAP

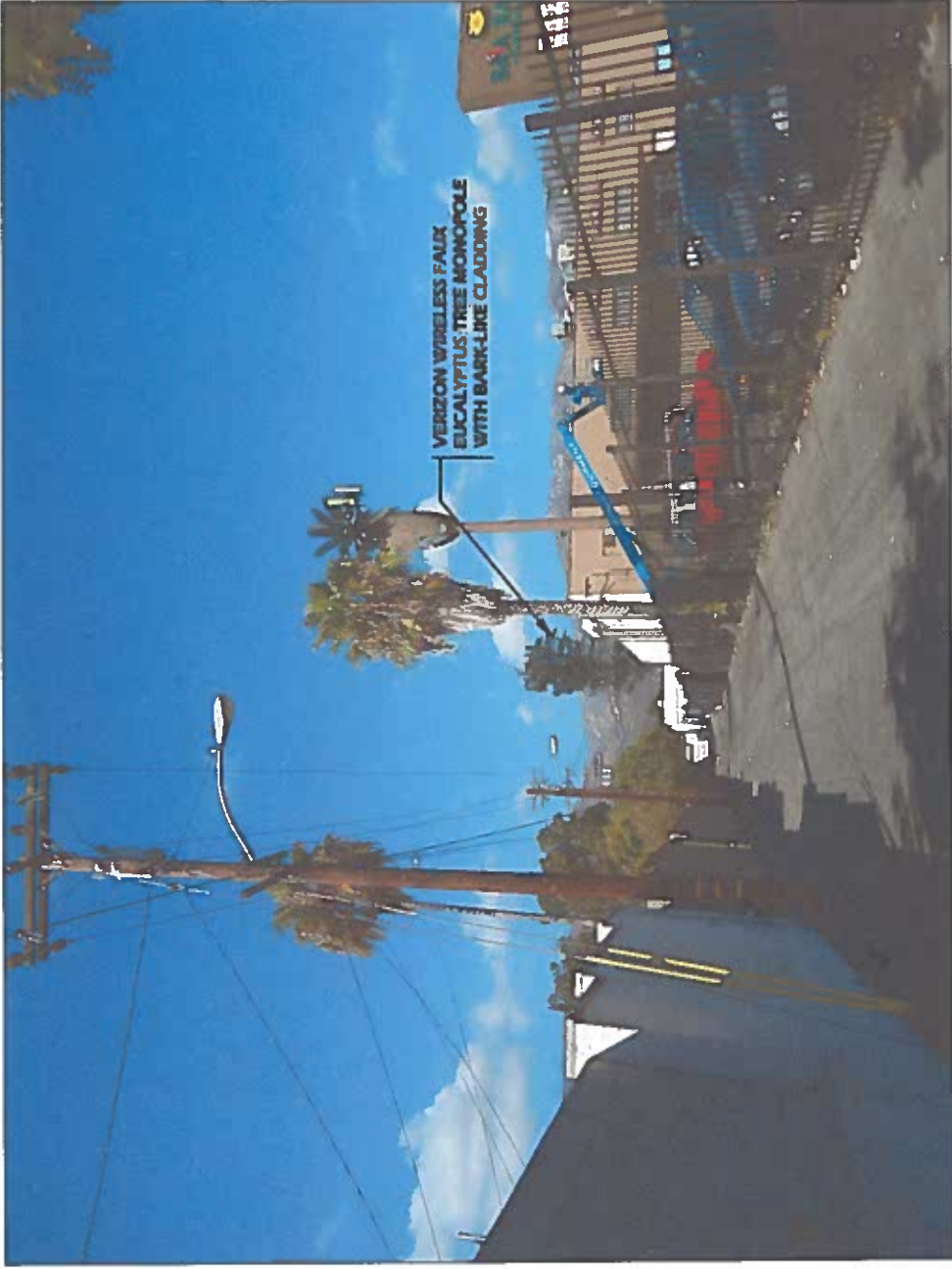


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	<p>1750 E. OCEAN BOULEVARD, SUITE 906 LONG BEACH, CA 90802 CONTACT: JUSTIN ROBINSON</p>	<p>verizonwireless 15505 SAND CANYON AVENUE, IRVINE, CA 92618</p>	<p>JANE'S VILLAGE HILLSIDE 2561 N. FAIR OAKS ALTADENA, CA 91001</p>	<p>VIEW F</p>	<p>SHEET 6 / 6</p>
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R2013-02962

Aerial Image

Printed: Sep 28, 2015

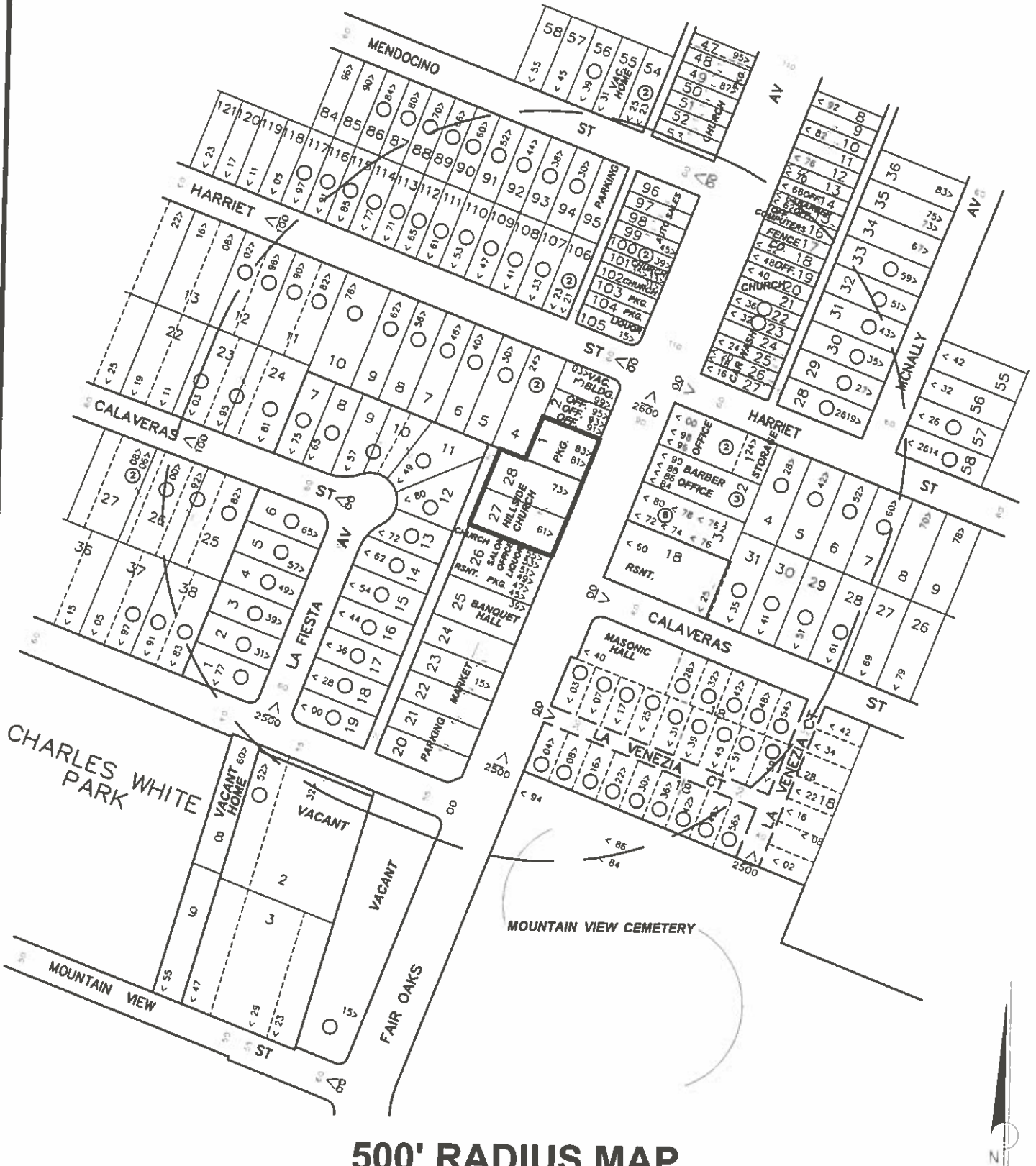


0 100
Feet



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COUNTY OF LOS ANGELES



500' RADIUS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

LEGEND

○ SINGLE FAMILY RESIDENCE

② NUMBER OF UNITS

ALL OTHER USES AS SHOWN.

CASE NO.

DATE: 09 - 23 - 2013

SCALE: 1" = 100'

LAND USE MAP